



Senior Housing Weekly

February 3, 2023

LeadingAge Affordable Housing Network Meeting Call with Guest Speakers: February 6, 12:30pm ET.

Join the LeadingAge Affordable Housing Member Network on Monday, February 6, from 12:30 – 1:30 PM ET for our regular housing call. We'll briefly review HUD's recent announcement on the final implementation of HOTMA, which will change several processes at affordable housing communities related to resident income calculations and reviews. Next, we'll be joined by guests Michelle Norris and Sonya Brown of National Church Residences, and Steve Wilder of Sorenson, Wilder and Associates, to discuss best strategies for preparing and responding to active shooter scenarios at affordable senior housing communities. Participation in the Network is open to all members of LeadingAge; for details on joining the Network (and attending Monday's meeting) contact Juliana (JBilowich@leadingage.org) or Linda (LCOuch@leadingage.org).

Upcoming LeadingAge Coronavirus Calls. All calls are at 3:30pm ET. Join us on **Monday, February 6**, to hear how Brenda Gallant, Executive Director, Maine Long Term Care Ombudsman Program, created and operationalized the "Power of Care" campaign to engage and empower direct support professionals. On **Wednesday, February 8**, we look forward to talking with Evan Cudworth, a "Party Coach" who teaches people how to address social anxiety and optimize work and life integration. If you haven't registered for LeadingAge Update Calls, [you can do so here](#). You can also find previous call recordings [here](#). Note that to access recordings of the calls you need a LeadingAge password. Any staff member of any LeadingAge member organization can set up a password to access previous calls and other "members only" content.

HUD Posts COVID-19 Supplemental Payment Materials ahead of January 31 Expenditure Deadline. On January 30, HUD posted two materials related to [COVID-19 Supplemental Payments](#), or CSPs, just ahead of the critical January 31 expenditure deadline for the fifth round of funding. Importantly, HUD posted a draft version of the request form, which is due to HUD by February 21. The final form is still pending approval by the Office of Management and Budget (OMB), but HUD released the draft in order to give providers a better understanding of what to expect. The draft form includes a payment calculator and other information to make the request process easier for housing providers. In addition, HUD posted a one-pager with an overview of the CSPs in round 5. The one-pager reviews the basic structure of CSPs, including answers to common questions like "How do I request funds," and "What's different for round 5?" More information about the draft form, the one-pager, and LeadingAge's FAQs with CSP answers from HUD is available [here](#).

Work Requirements for Housing Recipients Bill. Senator Rick Scott (R-FL) has introduced legislation, S. 39, that would extend work requirements of the Supplemental Nutrition Assistance Program to people assisted by HUD's public housing and Housing Choice Voucher program. The bill would require able-bodied adults receiving housing benefits who are under 60-years-old and do not have children under the age of six or care for incapacitated individuals. SNAP requires individuals to work or participate in a work program for a combination of at least 80 hours a month. Work can be for pay, for goods or services (for something other than money), unpaid, or as a volunteer. LeadingAge opposes the bill.

HUD Previews HOTMA Final Rule to Streamline Rental Assistance Calculations. On January 31, HUD posted a preview version of its final rule implementing the Housing Opportunity Through Modernization Act (HOTMA), which was enacted by Congress in 2016. HOTMA was a bipartisan bill that sought to streamline aspects of HUD's rental assistance programs, including by making changes to resident income calculations and reviews. Since 2016, HUD had taken steps to implement HOTMA provisions but had not yet finalized implementation. According to a fact sheet published by HUD along with the preview of the final rule, the HOTMA provisions will become effective on January 1, 2024; Multifamily Housing providers will need to adjust certain procedures related to calculating earned income, certification of assets, and mandatory deductions effective on the implementation date; however, some provisions are applicable to Project-based Section 8 but not to properties in the Section 202 program, and LeadingAge will work with members to understand and implement the new provisions. In addition, HUD is making webinars, instructions, and updated forms available to assist with HOTMA implementation. LeadingAge supports the long-awaited implementation of HOTMA; more information is available [here](#).

LeadingAge on HUD Funding Webinar. The Campaign for Housing and Community Development Funding, on which LeadingAge serves on the steering committee, will host a February 10, 2 – 3:30pm ET, webinar on HUD's fiscal year 2023 funding from Congress and the outlook for FY24 funding. The webinar will review the gamut of HUD and Rural Housing Service programs, including affordable senior housing programs. Register for the webinar [here](#).

Financial Services Committee's Plan Includes Housing Issues. On February 1, the House Committee on Financial Services approved and "authorization and oversight" [plan](#) that includes acknowledgement that "virtually all Department of Housing and Urban Development programs within the Committee's jurisdiction have lapsed authorizations but received FY 2023 appropriations." The Committee's plan follows new [House rules adopted in January](#), which allow any House member to block increases in appropriations for any program not already authorized by Congress. LeadingAge is working with authorizers and appropriators to ensure the lapsed authorizations do not negatively impact funding for fiscal year 2024, and that the programs be reauthorized. Also, in the Committee's approved plan is to "review current HUD and RHS [Rural Housing Service] programs with the goal of modernizing inefficient and duplicative programs."

HUD Fire Hazard and Prevention Tips for Electric Scooters and Bikes. On February 2, HUD sent a [memo](#) and a ["do's and don'ts" flyer](#) to all multifamily owners and agents on the increased risk of fires from electronic scooters and bikes. In the memo, HUD asks that housing providers post flyer in prominent locations in buildings and periodically remind all staff and residents through other communications about these dangers and prevention tips the fire hazard and fire prevention tips. For electronic bikes and scooters, the U.S. Consumer Product Safety Commission recommends: always being present when charging devices using lithium-ion batteries; only using the charger that came with the device; only use an approved replacement battery pack; following the manufacturer's instructions for proper charging and unplug the device when done; never charging while sleeping; never using these devices with a battery pack that has been modified/reworked by unqualified personnel or with re-purposed or used cells; and, never throwing lithium batteries into the trash or general recycling (instead, take them to a local battery recycler or hazardous waste collection center). LeadingAge has been very engaged with Congressional and HUD policy makers on actions to prevent and lessen the impact of fires in HUD-assisted housing and is pleased to see these new resources from HUD.

LeadingAge Endorses Home Internet Accessibility Act. On February 2, Representatives Nikema Williams (D-GA) and William Timmons (R-SC) introduced the Home Internet Accessibility Act. The bill would require a study of broadband capability in federally assisted housing. Because internet accessibility is so important to affordable senior housing providers and the residents they serve, LeadingAge endorsed the bill in the last Congress and is pleased to do so again this session. The bill, H.R. 827, was referred to the House Committee on Financial Services, on which both original cosponsors serve.

State of Housing Hearing. The Senate Committee on Banking, Housing, and Urban Affairs will hold a February 9 hearing, “The State of Housing 2023.” Witnesses are: Dr. Christopher Herbert, Managing Director, Harvard Joint Center for Housing Studies; Dr. Robert Dietz, Chief Economist and Senior Vice President for Economics and Housing Policy, National Association of Home Builders; and Mr. Lance George, Director of Research and Information, Housing Assistance Council. The 10am ET hearing will be [webcast via the Committee’s website](#). LeadingAge works closely with this Committee as it has jurisdiction over national housing policy. As LeadingAge did in [2022](#), LeadingAge will submit written testimony for this hearing.

Opting Out of HUD inspections Demonstration. HUD recently announced that housing providers participating in the demonstration to develop HUD’s forthcoming physical inspection protocols and new scoring system, the National Standards for the Physical Inspection of Real Estate and Associated Protocols (NSPIRE), will receive recorded, official scores after April 1. Demonstration participants enrolled with the clear understanding that any scores received during the term of the demonstration would be advisory. With the scores switching to official during the demonstration, when not all the protocols and their associated scoring methodologies are known, housing providers may wish to opt out of this demonstration. Providers have until March 1 to opt out. For more on HUD’s changed policy and how communities can opt out, see [this article](#). Here is a [list of all HUD providers participating in the demonstration](#).

White House Budget Proposal to be Released March 9. President Biden will deliver his fiscal year 2024 budget proposal to Congress on March 9. The President’s budget request is considered the first step in the federal budget process to enact annual appropriations bills that fund the government by the start of the next fiscal year, October 1. Although federal law sets the target date of the President’s budget request as the First Monday in February, this timeline often shifts depending on the circumstances.

Public Health Emergency (PHE) to End on May 11. According to a Statement of Administration Policy (SAP) issued by the White House Office of Management and Budget, the COVID Public Health Emergency will end on May 11, 2023. LeadingAge is assessing the impact of the ending of the PHE on housing providers; stay tuned for additional information. [The full SAP can be viewed here](#).

Reminder: You can find the latest LeadingAge housing news on our [Affordable Housing](#) page.